



44 Dragonfly Boulevard, Lakelands

## 342m2 Contemporary Comfort in Prime Lakelands Location

- 3x2x2
- 342m2 total building area
- Study 4th bedroom option
- Limited two-level home with view overlooking the park
- Built 2020
- Gemmill quality-built home
- Opposite park
- 375m2 lot
- Massive In-roof storage
- 2minutes from train station
- Fronius 6.5KW solar

Set Date Sale-Offers over \$1,049,000 by 2 April Unless Sold Prior.

Welcome to 44 Dragonfly Boulevard, Lakelands —a stylish and low-maintenance two storey home perfectly positioned in Lakelands, a rapidly developing & desirable residential suburb in Mandurah with easy access to schools, parks, and transport links, and strong growth in home values.

Designed for modern living, this beautifully presented 342m2

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### FOR SALE

Offers over \$1,049,000 by 2 Apr Unless Sold Prior

### AGENTS

Tony Dos Santos

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### AGENCY

LJ Hooker Mandurah

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residence offers comfort, functionality, effortless lifestyle appeal at the same time delivering the perfect blend of indoor and outdoor living, ideal for families, professionals, or savvy investors seeking quality and convenience.

Step inside to discover an open-plan layout combining kitchen, dining, and living areas —ideal for everyday living and entertaining. The contemporary kitchen features quality appliances, ample storage, and a practical design that overlooks the heart of the home, not to mention the desert sands privacy glass inserts.

The spacious master suite provides a private retreat with ensuite and built-in robes, while the additional bedrooms are well-sized and serviced by a modern family bathroom. Outside, the easy-care yard and alfresco area offer the perfect setting for relaxing or entertaining with minimal maintenance required.

#### Property Features:

- Spacious master suite with private ensuite and walk-in robe located upstairs
- Additional well-sized bedrooms with built-in robes downstairs
- Modern family bathroom with quality finishes
- Study upstairs can double up as 4th bedroom
- Open-plan kitchen, dining, and living area
- Seamless indoor-outdoor flow to alfresco entertaining area
- Fireplace in living area
- Contemporary kitchen with stone benchtops, Ariston dishwasher, Westinghouse freestanding oven/cooktop, and ample storage
- Wide double garage with secure internal access and workshop dedicated space, plus roller door to rear
- Large aggregate laid driveway
- Low-maintenance block & garden ideal for busy lifestyles & easy living.
- Private outdoor alfresco entertaining area and auto blind
- Contemporary design with neutral finishes throughout
- Fronius 6.5KW solar
- Termite retic
- Automated internal blinds and remote alfresco outdoor blinds
- Roller shutters in master & lounge upstairs
- Reverse cycle air conditioning
- LED simulator to control internal & external RGB lighting
- High ceilings
- Alarm, CCTV,
- Lock up and go
- Massive floored in roof storage

#### Lifestyle & Location:

- Located in the popular Lakelands estate, this home is surrounded by parks, lakes, schools, and walking trails, offering a relaxed coastal lifestyle with everyday convenience. Nearby Lakelands Primary School, Coastal Lakes College, and Lakelands Train Station provide excellent connectivity for families and commuters alike.
- Easy access to Mandurah Road, Kwinana Freeway, and Lakelands Train Station
- Surrounded by quality homes in a family-friendly community
- With Mandurah's beaches, shopping centres, and cafes just minutes away, this is an outstanding opportunity to secure a modern home in a thriving coastal corridor.
- Bus stop nearby
- Lock up and go, secured environment with alarm, CCTV whilst away

This home is perfect for a buyer seeking a quality property in a high-growth location.

Perfect for families, downsizers, or investors - this is contemporary Lakelands living at its best.

Contact Tony Dos Santos today to arrange your inspection.

## MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 4SWPFF2 |
| Property Type | House   |
| House Size    | 342 m2  |
| Land Area     | 375 m2  |

**Tony Dos Santos 0466 550 512**

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